

When, if you're working with the plumbing code, does one building become two?

Traditionally, the distinction between one and two buildings has relied on the roofline or other connecting structure between buildings. That is, if two buildings shared a roofline, they should be considered one building. This doesn't make much sense in downtown Milwaukee where two buildings share a connecting pedestrian walkway. So, the distinction between one and two buildings should be based on the plumbing systems and their interconnection.

## **Water Supply**

Water supplies for one building are metered in one area or in many areas. There are no building division walls separating metered areas or living units. If division walls exist to separate living units, a building would still be considered as one building if a common water service serves the building. Where individual living units are served by individual water services, a private water main is constructed if the water services connect downstream of the municipal main or pressure tank.

## **Drain and Vent**

A minimum 3" main stack is required to serve each gravity-flow sanitary building sewer. If division walls exist, separating living units, a building would still be considered as one building if a common sewer serves the building. In this case only one 3" main vent is required to serve the building. When individual living units are served by individual sewers, individual 3" main stacks are required in separate units.

## **Private Interceptor Main Sewer**

A private interceptor main sewer (PIMS) is "a privately owned sewer serving 2 or more buildings and not directly controlled by a public authority.

Where individual living units are served by individual sewers, a private interceptor main sewer exists if the building sewers connect upstream of the municipal sewer or septic tank. A situation where the one or two building distinction is controversial, is the creation of a PIMS and the plan review and cleanout requirements specific to the PIMS. The traditional definition of one building will be used for the enforcement of this requirement.

## **Public Buildings**

s. Comm 82.20(b), Wis. Adm. Code requires the submittal of plans for public buildings. Note "b" to Table 82.20-2 states "For the purpose of plan submittal, public buildings do not include zero-lot line row houses where each living unit is served by an individual water service and an individual building sewer."